



Z-09-11-001

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: November 9, 2009

GENERAL INFORMATION

APPLICANT	Otis Caldwell, Jr. for R & R Holding, LLC
HEARING TYPE	Rezoning
REQUEST	HI (Heavy Industrial) to CD-LI (Conditional District-Light Industrial)
CONDITIONS	<ol style="list-style-type: none">1. The applicant will maintain the existing building for the proposed use and will not demolish, tear down, or otherwise materially alter the exterior of the existing structure.2. Student pick-up and drop-off points will be located internally on the subject site3. Hours of operation will be limited to 7am to 8pm4. Students enrolled in the Day Treatment Program will be grades K -12
LOCATION	3107 S. Elm-Eugene Street , generally described as the southeast corner of intersection of S. Elm-Eugene Street and Evander Drive
PARCEL ID NUMBER (S)	00-00-0495-0-0002-00-003
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 62 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~2.88 acres
TOPOGRAPHY	Undulating
VEGETATION	Typical residential & institutional landscaping, in part

SITE DATA**Existing Use**

Vacant office/industrial building

Adjacent Zoning**Adjacent Land Uses**

N HI (Heavy Industrial)

Pool Building Supply (distribution facility)

E HI (Heavy Industrial)

Decorative Concrete Resurfacing
(manufacturing and distribution)

W RS-9 (Residential-Single Family)

Single-Family dwellings

S CD-LI (Conditional District-Light
Industrial and LI (Light Industrial)West Coast Center (warehouse/distribution)
and vacant parcel**Zoning History****Case #****Date****Request Summary**

03/10/2008 A request for a Special Use Permit for a Correctional Institution on this site was denied by the Zoning Commission, appealed to the City Council and subsequently withdrawn by the applicant.

D836 11/12/2007 A request to rezone this property to CD-GO-M was denied by the Zoning Commission on November 11, 2007.

This property has been zoned Heavy Industrial since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial L.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District
Designation:

Existing
(HI)

Requested
(CD-LI)

Max. Density:
Typical Uses

N/A

Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

N/A

Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed N/A, site drains to South Buffalo Creek

Floodplains N/A

Streams 50ft stream buffer required, first 30ft undisturbed, next 20ft max.50%BUA, no occupied structures allowed. A non-encroachment area is required for all non FEMA mapped streams. The non-encroachment area is either 30ft from top of bank or 5x's the channel width, whichever is greater.

Other: If more than 1 acre of disturbance is to take place, then Phase 2 rules apply. A BMP will be required for any disturbance over 1 acre.

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location		Required Planting Yard Type and Rate
North	N/A	
South	N/A	
East	N/A	
West	N/A	

Tree Preservation Requirements

Acreage	Requirements
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2.88 ac.	N/A
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Transportation

Street Classification S. Elm Eugene Street – Major Thoroughfare.

Site Access Existing.

Traffic Counts: S. Elm Eugene Street ADT = 17,170 (2007).

Trip Generation: N/A.

Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 12, Randleman Road/S. Elm-Eugene Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-LI** (Conditional District- Light Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Industrial / Corporate Park**. The requested **CD-LI** (Conditional District- Light Industrial) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as **East Greensboro**.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Connections 2025 Map Policies

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks,

which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - No additional comments

Housing and Community Development

Planning

Staff believes that the proposed request is consistent with the intent and purpose of the Comprehensive Plan policies in that it will encourage the adoptive reuse of underutilized/abandoned properties. It will also encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

The subject site consists of a vacant office/industrial building and the applicant intends to reuse the building for rehabilitation and counseling service (Day Treatment Program) for grades K-12 students. The area surrounding the subject site is primarily characterized by residential, commercial and industrial developments. To the north, south and east of the subject site are commercial and industrial uses and to the west are single family dwelling units. To make the intended use more compatible with the surrounding residential neighborhood, the applicant has committed, by way of conditions, to locate student pick-up and drop-off points only internally on the subject site, hours of operation will be limited to 7am to 8pm and students enrolled in the program will be grades K -12.

The Light Industrial zoning district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties. Approval of a Light Industrial zoning designation at this location will create a smoother zoning transition pattern where heavy industrial zoning transitions to light industrial zoning and finally to residential zoning.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request will be compatible with the existing development and trends in the surrounding neighborhood, especially with the added conditions.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-LI** (Conditional District-Light Industrial) zoning district.